



United States Department of Agriculture  
Rural Development  
Montana State Office

May 2, 2006

**MT AN No. 260**  
**(1924-A and 1944-I)**

TO: All Housing and Area Office Staff  
USDA, Rural Development, Montana

SUBJECT: Ineligible Areas for Montana

**PURPOSE/INTENDED OUTCOME:**

This Administrative Notice (AN) provides the boundaries of ineligible lending areas within the state of Montana for all single family housing programs.

**COMPARISON WITH PREVIOUS AN:**

This AN replaces MT AN 232.

**IMPLEMENTATION RESPONSIBILITIES:**

Single Family Housing Guaranteed and Direct Loan Divisions completed an automated digital mapping system whereby the public and Agency partners can determine if a property is located within an ineligible area within the state. The state of Montana has submitted the necessary information to the National Office for mapping and in the process certified the ineligible areas for Montana. Ineligible areas will be commonly referred to as the "city limits" for the following cities: Billings, Bozeman, Helena, Great Falls and Missoula. Attached are the area boundary descriptions for each ineligible area.

W.T. (Tim) RYAN  
State Director

**EXPIRATION DATE:**  
May 2, 2007

**FILING INSTRUCTIONS:**  
HB-1 3550, Appendix 7

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March 28, 2005 Ineligible Area Boundary Decrease  
USDA Rural Development

**Yellowstone County, Montana**

The ineligible area of Yellowstone County, Montana is entirely within and co-terminus with the corporate limits of the City of Billings, and does not include the unincorporated area known as Lockwood. The ineligible area can be described as an irregular-shaped area inscribed by the following points and boundary lines as follows:

North of a line following US Interstate Highway I-90, from Point A, the Beginning Point, located at a point where the east section line of T1N, R26E, S34 crosses Highway I-90, to Point B, located at Exit 450 (South 27<sup>th</sup> Street) of Highway I-90, then,

North of a line following South 27<sup>th</sup> Street from Point B, to Point C, located at the intersection of South 27<sup>th</sup> Street and State Avenue; then,

North of a line following State Avenue which merges into Laurel Road and then into Mullowney Lane, from Point C to Point D, located at the intersection of Mullowney Lane and Exit 446 of Highway I-90; then,

North of a line following Highway I-90, from Point D to Point E, located at Exit 443 of Highway I-90 (Zoo Drive); then,

North of a line following Zoo Drive, from Point E to Point F, located at the intersection of Zoo Drive and Shiloh Road; then

East of a line following Shiloh Road, from Point F to Point G, located on Shiloh Road at the northwest corner of T1S, R25E, S2; then

North of a line following the south section line of T1N, R25E, S33, from Point G to Point H, located at the southwest corner of T1N, R25E, S33; then

East of a line following the west section lines of T1N, R25E, S33 and S25, from point H to Point I, located at the intersection of Apache Lane and Montana Highway 3; then,

South of a line following MT Highway 3, from Point I to Point J, located at a point along the west section line of T1N, R25E, S25, where it crosses MT Hwy 3; then,

East of a line following the west section lines of T1N, R25E, S25 and S24, from Point J to Point K, located at the northwest corner of T1N, R25E, S24; then,

South of a line following the north section lines of T1N, R25E, S24 and S19, from Point K to Point L, located at the southwest corner of T1N, R26E, S17; then,

East of a line following the west section line of T1N, R26E, S16, from Point L to Point M, located at the northwest corner of T1N, R26E, S16; then,

South of the north section lines of T1N, R26E, S16, S15, and S14, from Point M to Point N, located at the northeast corner of T1N, R26E, S14; then,

West of a line following Bitterroot Drive, from Point N to Point O, located at the south termination of Bitterroot Drive at the north bank of the Yellowstone River; then,

March 28, 2005 Ineligible Area Boundary Decrease  
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North of a line following the north bank of the Yellowstone River from Point O to Point P, located at a point where the north bank of the Yellowstone River crosses below US Highway 87 (within the NE  $\frac{1}{4}$  of T1N, R26E, S34); then,

South of a line following US Highway 87 from Point P to Point Q, located at a point along the east section line of T1N, R26E, S34 where it crosses US Highway 87; then,

West of a line following the east section line of T1N, R26E, S34, from Point Q to Point A, the Beginning Point, located at the intersection of Highway I-90 and the east side of T1N, R26E, S34.

## Missoula County, Montana

The ineligible area of Missoula County Montana is entirely within and coterminous with the corporate limits of the City of Missoula. The ineligible area can be described as areas inscribed by the following points and boundary lines to include areas:

**SOUTH** of the Interstate Highway I-90, between the I-90/Reserve Street interchange (reference point A) located within Section 5 of Township 13 North, Range 19 West, which is the **starting point**, and extending along I-90 to the I-90/Van Buren Street interchange (reference point B) located within Section 22 of Township 13 North, Range 19 West; except, not including an area south of I-90 that includes Coal Mine Road (between I-90, south to Beacon Street), all unnamed private roads on the Louisiana-Pacific industrial site), Reser Drive, and the east side of Grant Creek Road (between 3400 and 4500); and two areas north of I-90, as follows:

**NORTH** of I-90/Reserve Street interchange in Grant Creek Valley, including a portion of Grant Creek Road (north of I-90 to 8200 Grant Creek Road), and all of Expo Parkway, Prospect Drive, Old Quarry Road, Bonanza, Jasper, Diamond Meadow, Argenta, Comstock Court, Galena Court, Klondike Court, Mountainwood Drive, Dear Canyon, Creekside, Old Grand Creek Road (up to but not beyond 7400), Starwood Drive, Rosewood Court, Parkwood Drive, Highline Court, Pinehill Court, and Lime Springs Trail (only the west side between 7700 and 8700); and,

**NORTH** of I-90/Van Buren Street interchange in Rattlesnake Valley, including all of Van Buren Street, a portion of Rattlesnake Drive (up to but not beyond 5900), and all of the following secondary streets: Pierce, Polk, Filmore, Taylor, Harrison, Jackson, Monroe, City Drive, Vine, Poplar, Cherry, Locust, Elm, Briar, Willow, Lilac, Holly, North Greenough Drive, Peggio, Elison Lane, Traynor Drive, Alvina Drive, EvanKelly Lane, Duncan Drive, Greenough Court, Whitney Lane, Missoula Avenue, Wylie Avenue, Raymond Avenue, Gilbert, Caleb Court, Williams, Richard, Olive, Laurel, Charis Lane, Herbert, Alten, Lolo Street, Murray, Linden, Redwood, Dickinson, Valley Drive, Skyline Drive, Parkside, Highland Drive, Arbor, Game Trail, Castle Pine Drive, Black Fox Trail, Woodland Street, Sycamore Avenue, Mountain View, Powel, Yellowpine, Ponderosa, Pine View, Khanabad Way, Khanabad Drive, Old Pond Road, Martinwood Road, Stanley Street, Clarkia Lane, Sunflower Drive, Lower Lincoln Hills Drive, Columbine Road, Apple House Lane, September Drive, Greenbrier, Willowbrook Lane, Tivoli Way, Carriage Way, Contour Road, Starview, Golden Hills, Winding Trails, Wildground Lane, Brookside, Tulip Lane, Lincoln Court, Creek Crossing, Creek Crossing Court, Creekwood Road, Fox Farm Road, Royal Pines, Timber Lane, Lincolnwood, Lincoln Road, Old Orchard, Lincoln Parkway, Janette Court, Corner Stone, Fieldstone, Stone Crest, Fox Field, Wild Fox, Fox Hollow, Tamarack Street, Quaking Aspen, and Georgina Drive; then,

**WEST** of a line extending between the I-90 exit/Van Buren Street interchange (reference point B) to 600 Pattee Canyon Road (reference point C) exactly at the south section line of Section 34 (T13N, R19W), and an area east of the I-90/Van Buren Street interchange (reference point B), including the following streets: Broadway (aka Montana Highway 200 East to, but not including, East Missoula), Hankins Drive, Daniel Drive, North Easy Street, South Easy Street, Carrie, Jason, Joseph, Jamie, David; then,

**NORTH** of the section line extending between 600 Pattee Canyon Road (reference point C) at the south section line of Section 34, and following along the south section lines of Sections 33, 32, and 31 to its intersection with Old US Highway 93 (reference point D);

and also including several irregular areas south of the above-described section line, as follows:

in **Section 4** (T12N, R19W, S4), the following streets: Pine Ridge, Highland Park, Rolling Green Place, Ironwood, Greenwood, Fairway Drive, West View, east side of Whitaker, Ben Hogan, Broadview, Mansion Heights Drive, Pintlar Mountain, and the north side of Spanish Peak Drive;

in **Section 5** (T12N, R19W, S5), all streets therein, except an eligible area exists that is bounded by Whitaker, Rimel Road, Heavens Gate, and south of Michelle Court;

in **Section 6** (T12N, R19W, S6), all streets therein, except an eligible area exists that is bounded by Rufus Road, Gharrett, and Ancabide Lane;

in **Section 1** (T12N, R20W, S1), only the following streets: Weeping Willow, Briggs Street (east of Miller Creek Road), Orchard, South Hills, Drive, Valley View Drive, High Wood Drive, and the Linda Vista Golf Course (north of Lower Miller Creek Road to the Bitterroot River);

in **Section 2** (T12N, R20W, S2), only an area bounded by the Bitterroot River, and Old Bitterroot Road;

in **Section 11** (T12N, R20W, S11), only the following streets: Jordan, Geraldine, Victor, Jack Drive, Logan Court, and Roy Court;

in **Section 12** (T12N, R20W, S12), all streets therein, but not including Merriwether, Marias Street, and an area bounded by Miller Creek Road, Saint Michael Drive, and Saint Thomas Drive;

in **Section 7** (T12N, R19W, S7), all streets therein, but not including Miller Creek Road, Kerr Drive, Meadowwood, North Meadowwood, South Meadowwood, Ravenwood, Driftwood Lane, and South Gharret (greater than 6300); and finally,

in **Section 13** (T12N, R20 W, S13), only Christian Drive, Jim Loop, Joy Drive, and Alisha Drive; then,

**EAST** of a line extending between the intersection of Old US Highway 93 and US Highway 93 South (reference point D), to the **starting point**, at I-90/Reserve Street interchange (reference point A), and including several areas west of this line, which generally follows Reserve Street:

in **Sections 31 and 36** (T13N, R19W, S31; T13N, R20W, S36), only the following streets: Reserve Street, Old US Highway 93, Post Siding Road, Old Fort Missoula Road, and Dearborn Avenue;

in **Section 30** (T13N, R19W, S30), only Reserve Street;

in **Section 19** (T13N, R19W, S19), only Reserve Street;

in **Section 18** (T13N, R19W, S18), only Reserve Street, Clark Fork Drive; Compost Way, Clark Fork Lane, Clark Fork Road, and Radio Way;

in **Section 7** (T13N, R19W, S7), only Reserve Street, Tina Avenue, Northern Pacific, Peggy Lane, Laurie Street, Kathy Street, Patricia Street, Pamela Street, Sherri Street, April Street, Kevin Street, Julie Street, International, Western Way, Patterson Road, and Expressway; and finally,

in **Section 6** (T13N, R19W, S6), only an area bounded by the Burlington Northern Railroad, Matthew Street, Parent Street.

## Lewis and Clark County, Montana

The ineligible area of Lewis and Clark County Montana is entirely within and coterminus with the corporate limits of the City of Helena. The ineligible area can be described as areas inscribed by the following points and boundary lines to include areas:

**SOUTH** of a line extending generally along Custer Avenue, between the NW corner of Section 24, T10N, R4W, S24 (reference point A) at about Glen Avenue, which is the **starting point**, to the NE corner of Section 21, T10N, R3W, S21 (reference point B); and an area north of Custer Avenue: including Russell Lane, Dunlap Drive, Colter Loop Drive, Barney Street, Parriman Street, Paxon Street, Vigilante Drive, Bridger Drive, and Cooney Drive; and a second area north of Custer Avenue: including McHugh Lane and Montana Avenue, but no further north on these two streets than a line parallel with Ptarmigan Lane, and Jordan Drive, and including Partridge Place, Hummingbird Court, Road Runner Drive, and Dredge Drive; and a third area north of Custer Avenue surrounding the City Wastewater Treatment Plant, but contains no identified streets; then,

**WEST** of a line extending generally between the NW corner of Section 21, T10N, R3W, S21 (reference point C) and the SE corner of Section 33, T10N, R3W, S33 (reference point D); and including the Helena Regional Airport east of the section line; and including another area east of the section line from 3200 Centennial to 3500 Centennial, Nicole Street, and the west side of Florence Street; then,

**NORTH** of a line extending between the SE corner of Section 33, T10N, R3W, S33 (reference point D) and the SW corner of Section 36, T10N, R4W, S36 (reference point E); including all addresses along Gold Rush Avenue and Crystal Drive; and then,

**EAST** of a line extending between the SW corner of Section 36, T10N, R4W, S36 (reference point E) to the **starting point** at the NW corner of Section 24, T10N, R4W, S24 (reference point A); but also including areas west of the section line with addresses on Le Grande Cannon Boulevard, Foothill Court, Reber Road, Highwood Way, 1600 through 1700, and 1900 through 2000 of University Street, Linden Court, Floweree Street (up to but not beyond addresses 1850), Stuart Street (up to and through 1700, but also including all of 2000), Glendale Street (only addresses between 500 and 850), Laurel Street (only addresses between 700 and 800, and all above 1200), Silverette Street (only addresses starting at 500 up to but not including 800), Woodward Court, Floweree Avenue (up to but not including 2100), Good Shepherd Court, Kenwood Court, Joslyn Street (but only 700 and 800 addresses), and Westridge Court.

## Gallatin County, Montana

The ineligible area of Gallatin County Montana is entirely within and coterminous with the corporate limits of the City of Bozeman. The ineligible area can be described as areas inscribed by the following points and boundary lines to include areas:

**SOUTH** of the Interstate Highway I-90, at the I-90/19<sup>th</sup> Street interchange (reference point A) which is the **starting point**, and continuing along I-90 to the I-90/East Main Street interchange (reference point B);

and including one irregular-shaped area **north** of I-90 between the two above-mentioned points that include the following streets: Wheat Drive, Mandeville Drive, Flora Lane, Old Buffalo Trail, North 7<sup>th</sup> Avenue (north of I-90 to the Burlington Northern Railroad ROW), Nikles Drive, Gilkerson Drive, Evergreen Drive, Griffin Drive (except a short segment within the Burlington Northern Railroad ROW, and another segment on the south side of Griffin Drive between the East Gallatin River to Griffin Drive's eastern termination at Story Mill Road), Meadow Lane, Lea Avenue, Gilkerson Drive, Industrial Drive, Gallatin Village Trailerpark, Edgerly Lane, Rouse Avenue (north of I-90 to the intersection with Griffin Drive, and further north of Griffin Drive to the East Gallatin River), Manley Road (only the west side of Manley Road, between the Burlington Northern Railroad ROW and the East Gallatin River), Bridger Drive (Montana Highway 86, extending north and east, from I-90 to Story Mill Road), Bridger Center Drive, Commercial Drive, Bridger View Trailerpark, Birdie Drive, Boylan Road, Par Court, Putter Drive, Valhalla Court, Story Mill Road (only the west side of Story Mill Road from the intersection with Boylan Road north to, but not including, its intersection with Longhorn Road), Caddie Court, Bridger Creek Park, McIlhattan Road (from its south termination at Story Mill Road north to, but not including, its intersection with Manley Road), Augusta Drive, Saint Andrews Drive, Turnberry Court, L Street (north from I-90 to the Oak Street intersection), Bohart Lane, Oak Street (only on the south side of the Oak Street segment north of I-90), and Big Gulch Drive (from its intersection at Story Mill Road to a point east, approximately 1 mile), Frontage Road (only on the south side of Frontage Road from the I-90/East Main interchange east to the intersection with Virginia Drive, Hospitality Way and Shawnee Way;

then areas **WEST** of a line beginning at the I-90/East Main interchange (reference point B), and heading south approximately 300 feet to intersect with Haggerty Lane, following southeast along Haggerty Lane to the intersection with Bozeman Trail Road, following south along Bozeman Trail Road to the Bozeman Trail Road/Kagy Boulevard intersection (reference point C);

then areas **NORTH** of Kagy Boulevard from the Bozeman Trail Road intersection (reference point C) to Kagy Boulevard's termination at South 19<sup>th</sup> Avenue (reference point D), except for two separate areas outside of the ineligible area: (1) a tract bounded on the east by Church Avenue, on the south by Kagy Boulevard, and on the west by South Rouse Avenue, extending north to a line parallel and extending from Lincoln Avenue; and (2) a tract bounded on the east by Tai Lane, on the north by Lincoln Street, on the west by Maple Lane, and on the south by Kagy Boulevard);

and one other area **south** of Kagy Boulevard, including the following streets: Fairway Drive, Tracy Avenue, Springcreek Drive, Highland Court, Hill Street, Westridge Drive, Circle Drive, 3<sup>rd</sup> Avenue (south from its intersection with Kagy Boulevard to its termination at Goldenstein Lane), Overbrook Drive, Landoe Avenue, Cutting Street, Morrow Street, Arnold Street, Henderson Street, Colter Avenue, Graf Street, Spring Meadows Drive, Billion Place, Fox Hollow Way, Secor Avenue, Langohr Avenue, Staudaher Street, Healy Street, Erwin Avenue,

Teslow Drive, Ritter Drive, Wagon Wheel Road, Fieldstone Drive, Concord Drive, Heritage Drive, Lexington Drive, Silverwood Drive, Oxford Drive, Park Place, Cambridge Drive, Lexington Drive, Silver Cloud Circle, Rain Roper Drive, Rocking Bear Circle, Morning Sun Drive, Peace Pipe Drive, White Eagle Circle, Little Horse Drive, Stadium Drive, Allen Lane, and Arlana Way;

then areas **EAST** of a line extending from the Kagy Boulevard/19<sup>th</sup> Avenue intersection (reference point D) north along 19<sup>th</sup> Avenue back to the **starting point**, at the I-90/19<sup>th</sup> Avenue interchange (reference point A);

and other areas to the **west** of 19<sup>th</sup> Avenue as follows:

an area **south** of US Highway 191 (or Main Street) including: 20<sup>th</sup> Avenue, 22<sup>nd</sup> Avenue, 23<sup>rd</sup> Avenue, Dickerson Street, Estephe Drive, Wagon Wheel Trailerpark, West College Trailerpark, Professional Drive, Diteman Way, Technology Boulevard, Research Drive, Analysis Drive, Garfield Street, and Remington Way;

an area **north** of US Highway 191 (or Main Street turning into Huffine Lane) that is bounded by US Hwy 191 to the south, Gooch Hill Road to the west, Durston Road to the north, and 19<sup>th</sup> Avenue to the east;

another area bounded by Durston Road to the south, Flanders Mill Road to the west, Baxter Lane to the north, and 19<sup>th</sup> Avenue to the east;

another area bounded by Baxter Lane to the south, Harper Puckett Road to the west, I-90 to the north, and 19<sup>th</sup> Avenue to the east.



## Cascade County, Montana

The ineligible area of Cascade County Montana is entirely within and coterminus with the corporate limits of the City of Great Falls. The ineligible area can be described as areas inscribed by the following points and boundary lines to include areas:

**SOUTH AND EAST** of Interstate Highway I-15, between the **starting point** near the northwest corner of R3E, T20N, S5 (reference point A), and proceeding east along same section line to the SE corner of R3E, T21N, S34 (reference point B); then,

**EAST** of a line between the SE corner of R3E, T21N, S34 (reference point B) to its NE corner (reference point C); then

**SOUTH** of the section line between the NE corner of R3E, T21N, S34 (reference point C), along the north line of Sections 35 and 36 to the intersection of US Highway 87 North (reference point D); then,

**WEST** of a line between reference point D, proceeding south along US Hwy 87 to the intersection at River Drive (reference point E); then,

**SOUTH** of a line between US Hwy 87/River Drive intersection (reference point E), proceeding east and then south along River Drive to the NE corner of R4E, T20N, S3 (reference point F); then,

**SOUTH** of a line between the NE corner of R4E, T20N, S3 (reference point F) and the NE corner of R4E, T20N, S1 (reference point G); then,

**WEST** of a line between the NE corner of R4E, T20N, S21 (reference point G) and the SE corner of R4E, T20N, S13 (reference point H), which point intersects US Highways 87-89; then,

**NORTH** of a line between the SE corner of R4E, T20N, S13 (reference point H) along US Highway 87-89 to the intersection at 10<sup>th</sup> Avenue (reference point I); then,

**NORTH** of a line between the US Highway 87-89/10<sup>th</sup> Avenue intersection (reference point I) along 10<sup>th</sup> Avenue to the 10<sup>th</sup> Avenue/39<sup>th</sup> Street intersection (reference point J); then,

**WEST** of a line between the 10<sup>th</sup> Avenue/39<sup>th</sup> Street intersection (reference point J) along 39<sup>th</sup> Street, which is the east line of R4E, T20N, S17 to its southeast corner (reference point K); then,

**NORTH** of a line between SE corner of R4E, T20N, S17 (reference point K) along the south line of Sections 17, 18, and then Range 3 East, Township 20 North, Sections 13 and 14, to the west bank of the Missouri River (reference point L); then,

**WEST** of a line between the reference point L, following the western bank of the Missouri River, to its intersection with the south line of R3E, T20N, S23 (reference point M); then,

**NORTH** of a line between the Missouri River at the south line of R3E, T20N, S23 (reference point M) along the south line of R3E, T20N, S23, 22, 21, and 20, to Interstate Highway I-15, near the SW corner of R3E, T20N, S20 (reference point N); then,

**EAST** of Highway I-15 between reference point N and the **starting point**, near the NW corner of R3E, T20N, S5 (reference point A); and,

an area **WEST** of Interstate Highway I-15:

**EAST** of the west section lines of R3E, T20N, S20 and S17 between reference point N and the NW corner of R3E, T20N, S17 (reference point O); then,

**SOUTH** of a line between the NW corner of R3E, T20N, S17 (reference point O) and the NE corner of R3E, T20N, S16 (reference point P); then,

**EAST** of a line between the NE corner of R3E, T20N, S16 (reference point P), and the south bank of the Sun River where it intersects with the west section line of R3E, T20N, S10 (reference point Q); then,

**NORTH** of a line that follows the south bank of the Sun River, between reference point Q and where the south bank of the Sun River intersects the west section line of R3E, T20N, S5 (reference point R); then,

**EAST** of a line between the south bank of the Sun River (reference point R) along the west section line of R3E, T20N, S5, to its intersection with Interstate Highway I-15 (reference point A).